

LUKE GOGGIN REAL ESTATE



7 Spring Gully Road Quarry Hill VIC

3 2 3

Near new, quality built property features an extensive open living area which is an entertainers dream. Large light filled windows look out to the timber deck that wraps around both sides of the home & along the rear fence is beautiful parkland.

The huge main bedroom offers his & hers WIR's, an ensuite & a double sized shower, plus a sliding door to a beautiful timber deck area. The 2nd living area is kept separate to allow it to be used as a 4th bedroom or study & all other bedrooms are large & include BIR's & ceiling fans.

Heating & cooling is ducted throughout including zoning and electronic timing function, creating the most comfortable living environment.

A lush garden surrounds 3 separate outdoor areas with low

Building Size : 22 sqm
Land Size : 718 sqm
View : <https://www.goggin.com.au/lease/vic/grater-bendigo-region/quarry-hill/residential/house/5725287>

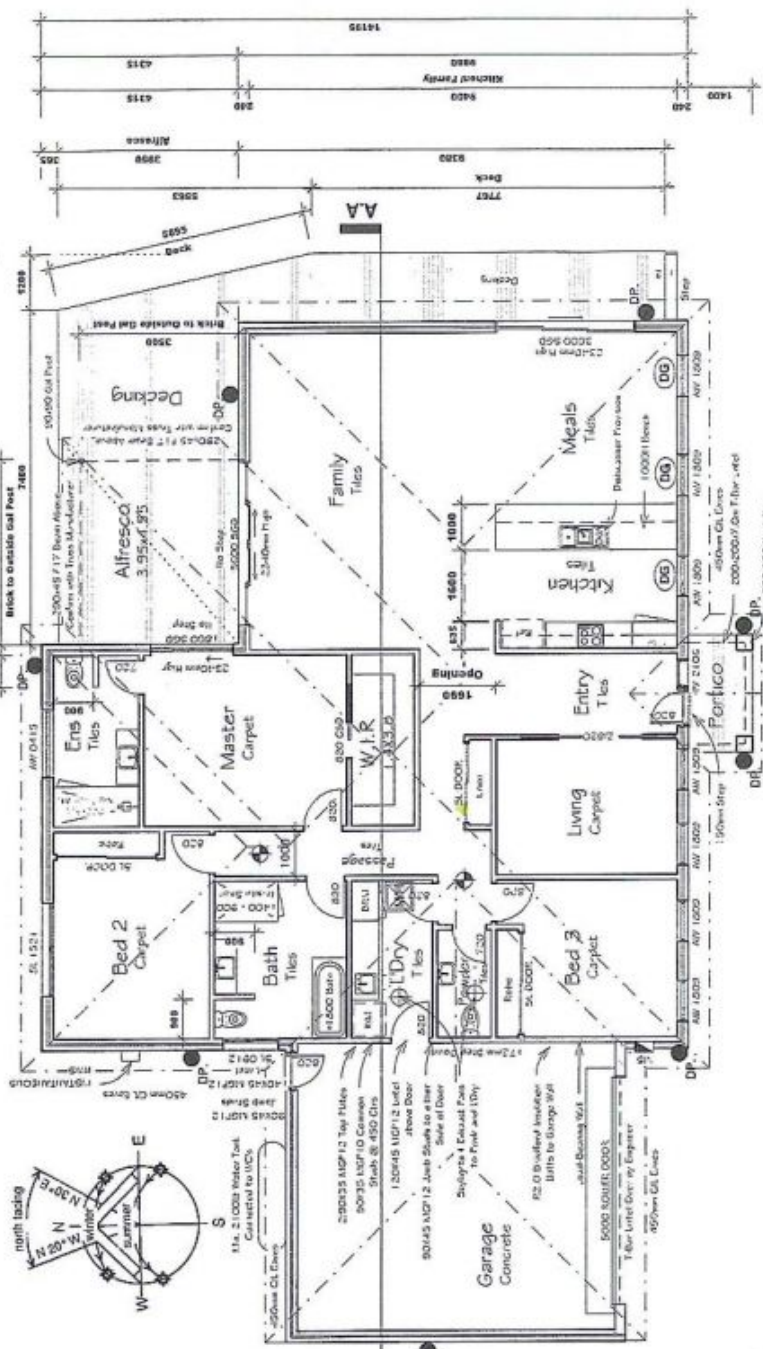


Emma Wilkins
03 5406 2077

Town House 1		
Name	Area	Seqs.
Residence	197.48 m ²	21.26
Garage	48.17 m ²	5.15
Decking	28.72 m ²	3.09
Covered Deck	16.20 m ²	1.74
Porfoco	3.64 m ²	0.39
Grand total	294.21 m²	31.67

CONFIRM Lintel AND JAMB STUD SIZES WITH TRUSS MANUFACTURER AFTER TRUSS LAYOUT HAS BEEN COMPLETED

IF LINTEL SIZE ARE NOT MARKED ON THE FLOOR PLAN REFER TO LINTEL TABLE ON SHEET 04



First Rate 5
house energy rating

Single dwelling rating **6.0** Stars **193.7** MJ/m²

Accreditation Number: VIC/BDV/10/0312

Signature _____ Date 24/04/13

FLOOR PLAN
1 : 100

BAL LOW

Ph: 54413115
Fax: 54413225

Reflex Energy
R. P. C. S. G. J.

33 BIRKEN STREET BENDIGO

bday
Energy Solutions

PROJECT CLIENT:
Manwood Inverments PTY LTD

PROJECT ADDRESS:
5 Spring Gully Rd
Quarry Hill

FLOOR PLAN

Project number: RV1-2015
Date: 25/04/13
Drawn by: D.M.
Checked by: G.P.

Scale: 1 : 100 Drawing No: 01